

MEMO

To: Chairman Whitehead & Zoning Code Rewrite Task Force

From: Dana Burkhardt, Interim Zoning Administrator

Date: June 26, 2013

RE: Update memo - Proposed Annotated Outline and Module 1 Discussion

Staff has prepared additional research to assist the Task Force review of the proposed Zoning Districts presented in the Annotated Outline and Module 1, Part 1. The attached “Peer Community Zoning District Comparison” table lists the existing Zoning Districts for Gilbert, Chandler, Casa Grande, Queen Creek, Scottsdale, and Glendale with the proposed districts for Maricopa. This table allows the Task Force to compare the types of zoning districts and the tiers of districts within each land use category to analyze how the proposed zoning districts relate to other communities in the same market. The following comments correspond with the list of policy discussion topics included in the agenda memo sent with your packets:

- 1) Confirm need for the proposed Commercial Zoning Districts, Mixed Use Districts and Overlay Districts
 - The proposed Commercial and Mixed Use Districts appear to be consistent with similar tiered land use intensities in the peer communities.
(Comment references – 4, 37, 43, 104, 123, 124)
- 2) Confirm need for the proposed Open Space Zoning Designations
 - Open Space Districts are not included in the peer community Zoning Code. In some instances, such as Queen Creek, Scottsdale, City of Phoenix, alternative methods of conservation and open space areas are protected through other Districts and codes such as Hillside Preservation District, Environmentally Sensitive Lands Ordinance, etc. The proposed OS Districts may not be necessary.
(Comment references – 14, 34, 98, 117, 126)
- 3) Discuss Single & Multi-family Districts and lot standards
 - Task Force/Stakeholder Review question the applicability of the proposed single-family residential zones relative to the existing housing market. A cursory review of the peer communities found that, on average, the communities polled provide a broader “bandwidth” of single-family



residential lot sizes allowing for a greater variation of single family housing types and lot sizes. Also, Staff is reviewing the existing lot inventory in the community. Upon a cursory review, the existing lot size ranges between 4,600 – 8,000sf. The two proposed conventional single-family districts (RS-1 and RS-2) provide for 12,000 sf and 10,000 sf lot minimums, respectively, which may not address existing development in Maricopa, nor encourage the broad variation in housing product desired. (Comment references – 32, 54, 55, 103, 122)

- 4) Clarify intent of the PAD (PDD) Zoning District
(Comment references – 27, 35, 109)
- 5) Discuss proposed Master Plan Required Overlay District intent
(Comment references – 23, 36, 108, 127)
- 6) Discuss proposed Floodplain Zoning District concept
 - The Floodplain District concept can be a work-in-progress as only one of the peer communities, Queen Creek, specifically call out a Floodplain Overlay Zoning District. All peer community zoning ordinances provide for floodplain management criteria and this is recommended for the City of Maricopa based on current policy and stakeholder input. For a local example of Floodplain Zoning District, see Queen Creek Zoning Code attached, pg 4-60.
(Comment reference – 26, 28)
- 7) Table 5 Use Regulations: Provide general direction on preference for more “by right” or a more tailored approach.
(Comment references – 45, 48, 60, 62, 64, 67, 69, 71, 73, 79)

Attachments: 1) “Peer Community Zoning Districts Comparisons” Table
2) Town of Queen Creek Zoning Code (pg 4-60 Floodplain Overlay)